

Board of Architectural Review

DATE: May 15, 2015
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JBS*
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*
SUBJECT: **3168 Campbell Dr – The Lamb Center**

ATTACHMENTS: 1. Relevant Code Sections
2. City Council Resolution
3. Proposed plans

Nature of Request

1. Case Number: 15040095
2. Address: 3168 Campbell Drive
3. Request: Construction of new two-story building and site improvements
4. Applicant: The Lamb Center
5. Applicant's Representative: John MacPherson
6. Zoning: I-2 Industrial District

Staff Comments

Background and Proposal:

The subject site is located west of Fairfax Circle on the northwest end of Campbell Drive. It is 0.38 acres in size and spans two parcels that house an industrial style building classified as flex/warehouse. The current business, an automobile upholstery establishment (Don Elkin's), which occupies the building, will be closing. The subject site is surrounded by other industrial uses to the west, east and south. Although the adjacent parcel to the north is zoned I-2 Industrial, it is used as open space and maintained by the multifamily residential development located in Fairfax County.

The applicant, The Lamb Center, purchased the subject site to relocate from their current facility in the City at 3220 Old Lee Highway, which they lease. The applicant proposes to subdivide and consolidate the lots, raze the existing building and ultimately construct a two-story building that would provide social service delivery. The services rendered at the facility would include providing meals, employment counseling, laundering and showering and basic medical and dental care.

In addition to the two-story building proposed at the site, the applicant proposes to make improvements to the site by providing onsite parking, sidewalk, lighting, bike racks, landscaping, enclosed dumpsters and install security facilities such as video surveillance. As required, all new onsite utilities would be placed underground, but the applicant proposes to leave the lines crossing Campbell Drive to an existing pole above ground.

On November 18, 2014, City Council approved the following:

- Special Use Permit pursuant to Section 110-843 (1) to allow a social service delivery establishment in the I-2 Industrial District and special exceptions pursuant to Section 110-263, Section 110-845(6), Section 110-158, Section 110-105 (k), and Section 110-369, to:
 1. Reduce the 25-foot screening requirement.
 2. Reduce the perimeter landscaping requirement.
 3. Modify the 25-foot front yard setback requirement.
 4. Allow a drive-aisle without separation from the building.
 5. Allow utilities in the right-of-way to remain above ground
- Subdivision variances pursuant to Section 86-10 to:
 - Waive the requirement for a turnabout on a dead-end street,
 - Waive the public improvement requirement to provide a concrete sidewalk,

The condition of approval that pertains to the BAR is as follows:

Development of the site shall be in substantial conformance with the attached Special Use Permit and Special Exception Plat dated May 15, 2014 and revised through October 27, 2014 and the Architectural Plan dated June 5, 2014 and revised through October 28, 2014.

Analysis:

Proposed Architecture and Materials

The building is designed as a two-story masonry building with dark bronze metal accent features and vertical elements of spandrel glass. The building is predominantly 23'8" in height with a center tower feature that extends 4' above the main roof line and a vertical metal architectural feature that extends 8' above that.

The decorative mix of masonry textures is proposed only for the front east façade and north façade. The rear west façade will be built 0.6' from the property line, within a few feet of the existing parking deck on the adjacent property, and the south façade will be built 0.8' from the property line, within a few feet of the existing building on the adjacent property. Because these two facades will be obscured by the adjacent buildings, the applicant is proposing to use CMU block for both faces.

The east and north facades consist of a mix of bands of different shades and textures of masonry. The base of the building is proposed as Betco Supreme 'Goldenrod' split face block, then a band of 'Dark Chocolate', a section of Glen Gery Tuscan Series 'Golden Dawn', a band of 'Dark Chocolate', 'Limestone' for the middle section, a band of 'Dark Chocolate', another section of 'Golden Dawn', topped off with single bands of 'Pearl Mist', 'Dark Chocolate' and 'Limestone' in that order. Metal coping is proposed for the top of the walls. Colored mortar AMX-407 and AMX-501 are proposed. The applicant's renderings depict the sections of 'Golden Dawn' and 'Limestone' as similar in shade, however, staff feels the color differentiation would be much more pronounced than shown.

A Permadrize 'Dark Bronze' metal canopy is proposed over the center portion of the building with a 'Dark Bronze' vertical metal feature extending 35'8" from the ground to 8' above the center tower. The windows are accented by connecting panels of Guardian SunGuard PPG Solarbronze glass.

A retaining wall is proposed along the southern property line. It is proposed to be finished with the Betco Supreme 'Goldenrod' split faced unit with a brick rowlock of the Glen Gery 'Braxton Brown' modular brick, the same materials used on the building. A dark bronze metal guardrail is proposed at the top of the wall for safety purposes.

Staff believes that the general architecture and materials are consistent with the general recommendations of the Community Appearance Plan, which places a preference on quality materials and a design that works with surrounding architecture

Site Lighting

Building mounted lighting is proposed as Cascade Outdoor Wall Sconce by Hinkley Lighting in a bronze finish to match the metal canopy and vertical feature. Parking lot lighting is proposed as RCS 'Raven' shoebox style fixtures similar to the fixtures used at the recently remodeled property across the road.

Staff believes that the lighting proposed is consistent with the general recommendations of the Community Appearance Plan and zoning ordinance requirements.

Landscaping and Screening

Due to the size of the lot, there is insufficient space to accommodate the required 25-foot front setback, 25-foot screening, 25-foot and 7-foot landscape strips for perimeter landscaping, therefore the parking encroaches into the yard. Instead, the plat shows a 10-foot setback in the front yard and for perimeter landscaping in the front, a four-foot planting strip in the side yard on the northern part of the property and does not show any screening on the southern and western property lines. Additionally, a four-foot separation required between the drive aisle for the dumpsters and building on the northern side of the property is not feasible due to the space restraints.

Although the landscaping does not meet the minimum requirements per the City Code, the applicant has provided landscape improvements in the front yard and along the northern property lines and in most of the parking islands. These include a mix of St. John's Wart and Skip Laurel shrubs along the front and in the parking islands with a row of Blue Arrow Juniper along the fence line on the north property line. Greenspire Little Leaf Linden, Willow Oak and Red Maple trees are placed appropriately throughout the site to minimize obstruction of views for safety purposes. It is important to also note that the multi-family residential property on the northern side of the subject site is buffered by mature trees and an existing fence. The applicant also proposes to erect an eight foot board on board fence along the northern property line.

The dumpster enclosure uses the same masonry as the building with a board on board double gate. The detail does not specify if the gate will be left untreated, stained or painted. The police department has safety concerns relating to the obscured area behind the dumpster. Staff recommends the applicant work with Police and Fire to rectify the issue prior to any site plan approvals or permits being issued.

Staff believes that the proposed species and screening are appropriate in creating adequate buffers around the site and are consistent with the general recommendations of the Community Appearance Plan and zoning ordinance requirements.

Site Amenities

The applicant proposes an 8' bench of recycled plastic with a dark base and lighter seat and back panels. Two bike racks are proposed as the standard metal hoop rack style.

RECOMMENDATIONS

The proposed plan is consistent with the City's design criteria. Staff therefore recommends that the application be approved with the following conditions:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. Any proposed mechanical equipment shall be screened from view from public right of way.
3. The applicant shall secure all required building and sign permits.

ATTACHMENT #1

Relevant Code Sections

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

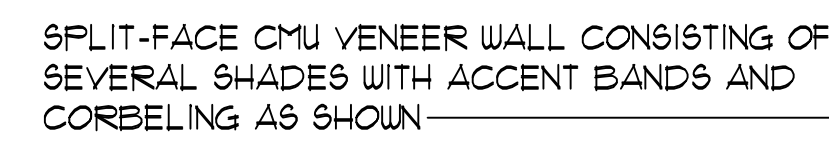
(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.


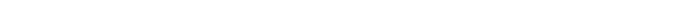
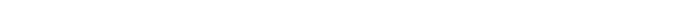
Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

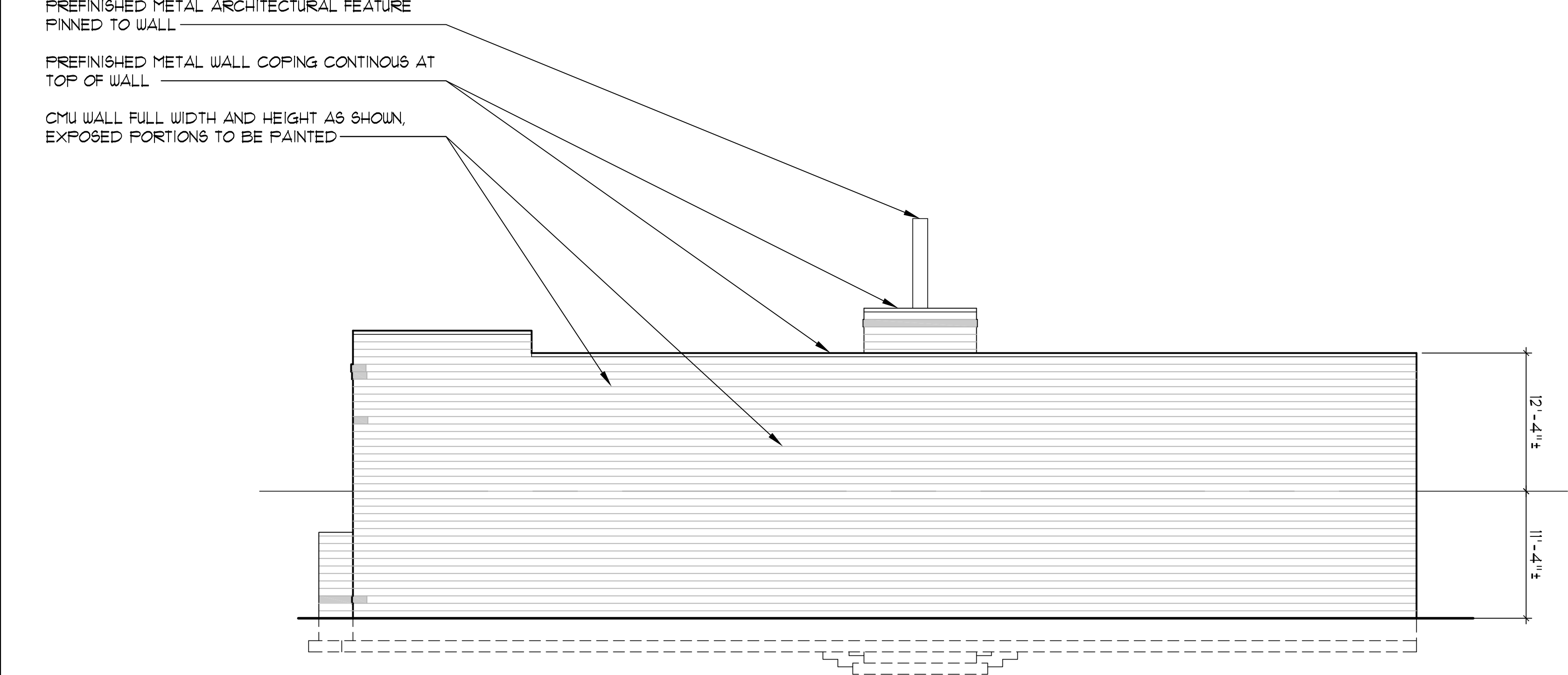
PREFINISHED METAL SIGN PANEL PINNED TO WALL



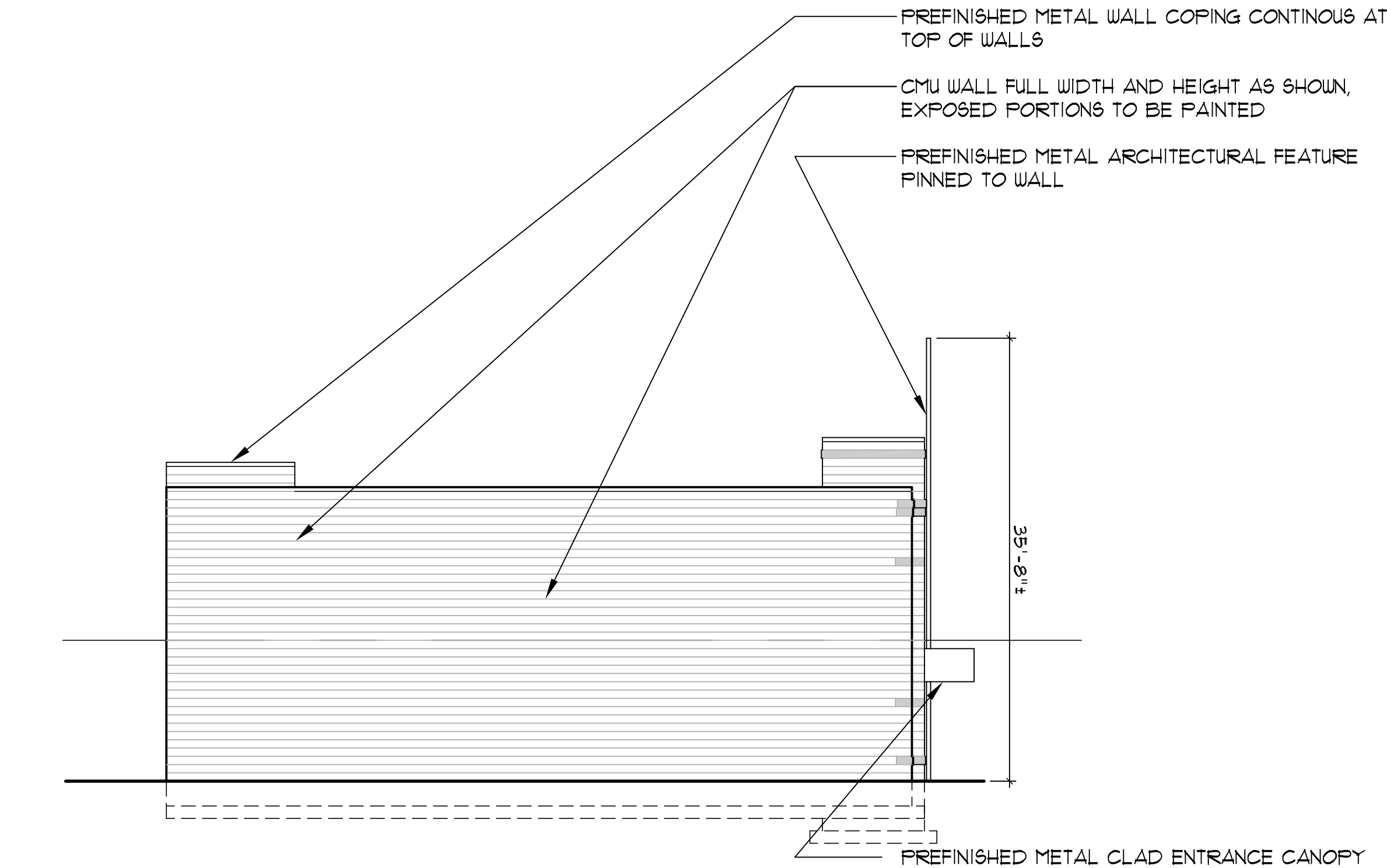




SCALE: 1/8" = 1'-0"

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT MEANT TO BE REPRODUCED, OR COPIED OR IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ARCHITECTURAL SOLUTIONS. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



WEST ELEVATION (N/A/N)



SOUTH ELEVATION

EXTERIOR FINISHES NARRATIVE:

THE EXTERIOR FINISHES WILL INCLUDE THE FOLLOWING MATERIALS AND SYSTEMS:

- FACE BRICK, FACE BRICK ACCENTS, SPLIT-FACE AND GROUND-FACE BLOCK UNITS. MASONRY ACCENT BANDS ARE CORBELED AND FLUSH AS SHOWN. ALL MASONRY SHALL BE INSTALLED IN A RUNNING BOND, UNO. PREFINISHED METAL COPING AT ALL PARAPETS.

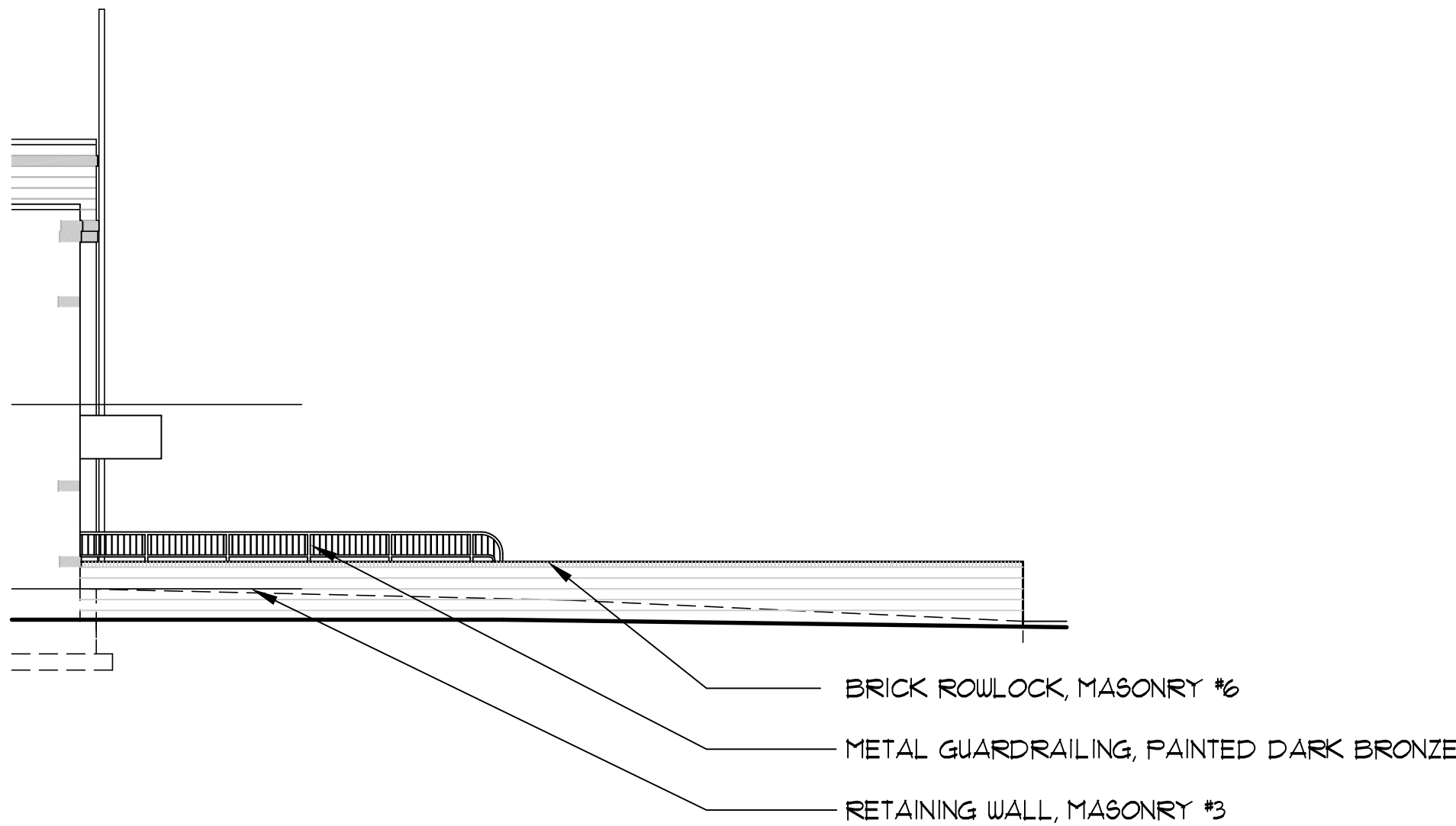
- PREFINISHED ALUMINUM STOREFRONT, DARK BRONZE AND TINTED INSULATED GLASS IN PUNCHED OPENINGS, SOME WITH SPANDRAL PANELS. PREFINISHED ALUMINUM STOREFRONT AND PAINTED METAL DOORS AND FRAMES AS SHOWN.

- PREFINISHED METAL CLAD ENTRANCE CANOPY, FINISHED TO MATCH STOREFRONT, CANTILEVERED FROM BUILDING AS SHOWN. CANOPY WILL INCLUDE RECESSED DOWN LIGHTS. ENTRANCE CANOPY MAY NOT BE INSTALLED AS PART OF INITIAL CONSTRUCTION DUE TO AVAILABLE FUNDING.

- PREFINISHED ALUMINUM CHANNEL ARCHITECTURAL FEATURE PINNED OFF WALL, FINISHED TO MATCH STOREFRONT, WITH LED BACK LIGHT FOR HALO EFFECT ON MASONRY BUILDING WALL, NO LED LIGHTING ABOVE PARAPET. PREFINISHED ALUMINUM ARCHITECTURAL FEATURE MAY NOT BE INSTALLED AS PART OF INITIAL CONSTRUCTION DUE TO AVAILABLE FUNDING.

- PREFINISHED METAL WALL COPING, FINISHED TO MATCH STOREFRONT, CONTINUOUS AT TOP OF WALLS.

- MASONRY WALLED TRASH ENCLOSURE WITH NATURAL WOOD FINISHED GATES ON PAINTED METAL FRAME AS SHOWN.



SITE RETAINING WALL

ISSUE/DATE

Client, Floor Plan Approval 04/03/2015
BAR Submission 04/22/2015

PROJECT NEW FACILITY FOR THE LAMB CENTER

A Project Developed by The Lamb Center
3168 CAMPBELL DRIVE
FAIRFAX, VIRGINIA 22030

SHEET 3 OF 3

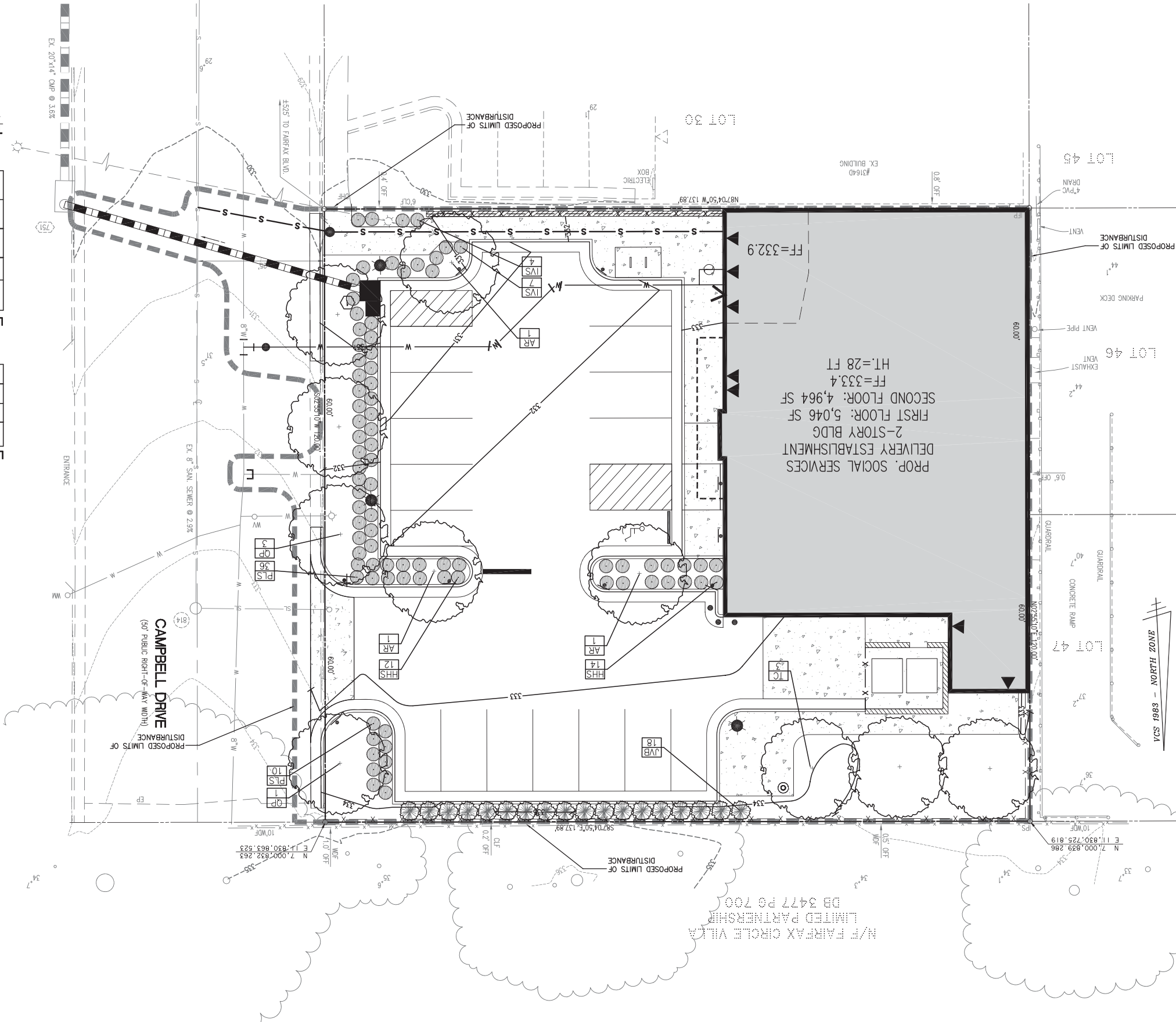
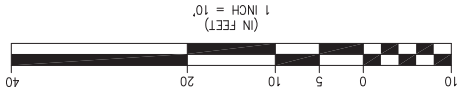
PROJECT NO. 10114B SHEET TITLE PRELIMINARY BUILDING EXTERIOR ELEVATIONS

ARCHITECTURAL SOLUTIONS
ARCHITECTURAL CONSULTANTS • TECHNICAL ADVISORS

105 Sue Ann Court • Sterling, Virginia 20144-1924
Phone: (703) 450-4433 • Fax: (703) 450-4240
Web Site: www.ArchSol.com • Email: mail@ArchSol.com

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KEY	BOTANICAL / COMMON NAME	SIZE	QTY.	REMARKS
HHS	HYPERICUM X HIDCOTE ST. JOHN'S WORT	12"-15" HT.	26	SEE SHRUB PLANTING DETAIL
JVB	JUNIPERUS VIRGINIANA BLUE ARROW JUNIPER	7" HT.	18	SEE SHRUB PLANTING DETAIL
PLS	PRUNUS LAUROCERASUS SCHAUM'S SKIP LAUREL	30"-36" HT.	46	SEE SHRUB PLANTING DETAIL
IVS	ITALA VIRGINICA VIRGINIA SWEETSPHERE	18"-24" HT.	11	SEE SHRUB PLANTING DETAIL

LANDSCAPE SCHEDULE - SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	QTY.	REMARKS	COVERAGE	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY'	3" - 5" cal.	3	SEE TREE PLANTING DETAIL	200	600
QP	QUERCUS PHELLOS WILLOW OAK	3" - 5" cal.	4	SEE TREE PLANTING DETAIL	200	800
TC	TILOCORDATA GREENSPINE GREEN SPINE LEAF LINDEN	3" - 5" cal.	3	SEE TREE PLANTING DETAIL	200	600

NOTE: ALL SHADE TREES MUST BE 3.5" CALIPER AT TIME OF PLANTING

2,000 SF

KEY	BOTANICAL / COMMON NAME	SIZE	QTY.	REMARKS	UNIT	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	3" - 5" B&B	3	SEE TREE PLANTING DETAIL	200	600
QP	QUERCUS PALEOTA WHITE OAK	3" - 5" B&B	4	SEE TREE PLANTING DETAIL	200	800
TC	TILOCORDATA GREENSPICE GREEN SPICE LITTLE LEAF LINDEN	3" - 5" B&B	3	SEE TREE PLANTING DETAIL	200	600

LANDSCAPE SCHEDULE - TREES

THE COVER CALCULATIONS - PARCEL A

UNITS OF SITE PLANA AREA	16.546	S.F.
PERCENT REQUIRED	10	%
TREE COVER REQUIRED	1.655	S.F.
TREE COVER PROVIDED		
TREE COVER PROVIDED (PLANTED)		
200 SF/1 DECIDUOUS TREE X 10 =	2,000	SF
2,000 SF		
TREE COVER PROVIDED	2,000	SF

17

TOTAL PARKING SPACES:

REQUIRED:

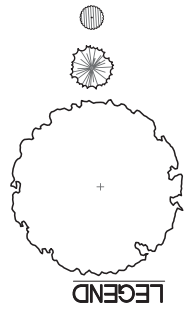
1 ISLAND & DEC. TREE PER 12 SPACES:

2 ISLANDS/2 DECIDUOUS TREES

2 ISLANDS/2 DECIDUOUS TREES

INTERIOR PARKING LOT
LANDSCAPING CALCULATIONS

PROPOSED DECIDUOUS TREE (3.5" CAL.)



NOTE:
ALL DETAILS PROVIDED ON THIS SHEET ARE CURRENT
AT TIME OF PLAN PREPARATION. CONTRACTOR IS
RESPONSIBLE FOR USING CURRENT DETAILS AT TIME
OF CONSTRUCTION.

LANDSCAPE PLAN

THE LAMB CENTER

SOCIAL SERVICES DELIVERY ESTABLISHMENT
3160 CAMPBELL DRIVE
CITY OF FAIRFAX, VIRGINIA

[illegible]

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965

ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ARBORISTS

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6183 Fax (703) 533-1301
www.WLPHINC.com

SCALE: 1" = 10'
DATE: 03/20/2015

DRAWN: _____ CHECKED: _____

**WALTER L.
PHILLIPS**

INCORPORATED

ESTABLISHED 1965

DATE: 3/13/2015

SCALE: 1" = 10'

Engineers • Surveyors • Planners
Landscape Architects • Arborists

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301

WWW.WLPHINC.COM

DRAWN: _____
BY: _____
CHECKED: _____
DATE: _____

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GROUND COVER
CITY OF FAIRFAX
 VMD WITH THE FAIRFAX ENVIRONMENTAL MANAGEMENT DEPT.

DATE: 10/15/10
 DRAWN BY: J. L. L. L.
 CHECKED BY: J. L. L. L.
 PROJECT: 10/15/10

1. See detail 921.06 for planting notes
 2. Layout plants in prepared bed as shown.
 3. Spacing as specified, per schedule staggered rows.

SECTION A-A

FINISH GRADE
 1 PART SAND
 1 PART MULCH
 1 PART PLANTING MIX
 1 PART MULCH

PLAN VIEW

CITY OF FAIRFAX
USE WITH THE FAIRFAX VEGETATION INFORMATION CARD

SINGLE STEM TREE PLANTING

Department of Public Works
1015 COMMONWEALTH AVENUE
FALLS VA 22031-0000

REVISION DATE: 12/21/01
SCALE: 1/2" = 1'-0"

Sheet # 1 of 1
Project # 1000000000

NOTES:

1. See detail 921.06 for painting notes.
2. Prune lower branches of tree back to main trunk so that remaining root ball to rest on undisturbed or compacted ground.
3. Never prune the leader.

Labels:

- ROOT BALL TO REST ON UNDISTURBED OR COMPACTED GROUND
- PREPARED PLANTING MIX
- PEEL BACK BURLAP
- SPACED EQUIVISCENT STAKES (3 STAKES)
- 2" x 4" GROUND TREATMENT
- SAUCER
- MULCH 1" x 1"
- 2 STRAKES 12 GA. WIRE
- YELLOW FLAGGING
- 1/4" BUCKLE
- CONTACT POINTS
- RUBBER HOSE AT
- UNITE BAILING STRONG FROM
- BASE OF TRUNK
- 3" LAYER DOUBLE SHREDED HARDWOOD MULCH
- WATER ACQUILATION
- GERM SIZE TO BE PROMINENT COMPACT TOYER BED WITH FOOTPRINT
- SEAL NOTE 2
- SEAL NOTE 3
- WEAP TRUNK OF TREE WITH STANDARD TREE WRAPPING PAPER (GRADE) SHARPEN FROM BOTTOM WRAPPING
- UNITE BAILING STRONG FROM
- WEAP TRUNK OF TREE WITH STANDARD TREE WRAPPING PAPER (GRADE) SHARPEN FROM BOTTOM WRAPPING

Technical drawing of a shrub detail, showing the root ball, soil, and container. The drawing includes labels for various components and dimensions.

Labels:

- ON UNDISTURBED SOIL
- ROOT BALL TO REST
- WITH 3 PARTS EXISTING SOIL
- BACKFILL 1 PART PEAT
- REMOVE BURLAP OR CONTAINER
- SCAFFOLD BAIL AND SEPARATE
- ROOTS PRIOR TO PLANTING
- LOOSEN BURLAP AND CUT
- WIRE OR REMOVE CONTAINER
- HARDWOOD BUNCH
- 3" DOUBLE SHEETED

Dimensions:

- 6"
- 12"

Notes:

- 1. See detail 921.06 for planting notes

[illegible]

DATE: 10/17/2005 BY: 02-5733-01

DESIGN PROVIDED BY: LARRY L. COOPER, CONSULTING ENGINEER

METHOD:
OPTIONAL STAKING

FASTEN TRUNK TO STAKE
WITH RING
LOCATE ANCHORS STAKE OF
RUBBER HOSE AT
CONTACT POINTS
TURN BUCLE
RUBBER BALL
1/4" NYLON CORD
YELLOW FLAGGING
TIE BACKS OF
ROOT BALL
1"2"
2' x 4' GROUND FELDED
STAKES (3 STAKES
SPACED EQUIDISTANT)
PEEL BACK BURLAP
REMOVE 1' SACK WITH
9" BARS EXISTING SOIL
ON UNDISTURBED
OR COMPACTED GROUND
ROOT BALL TO REST

CITY OF FAIRFAX
WITH THE FAIRFAX LANDSCAPE ARCHITECTURE ONLY
10000 WOODBURN DRIVE
FAIRFAX, VA 22031-0000
TELEPHONE: (703) 564-1100
FAX: (703) 564-1177

EVERGREEN TREE PLANTING
and STAKING DETAIL

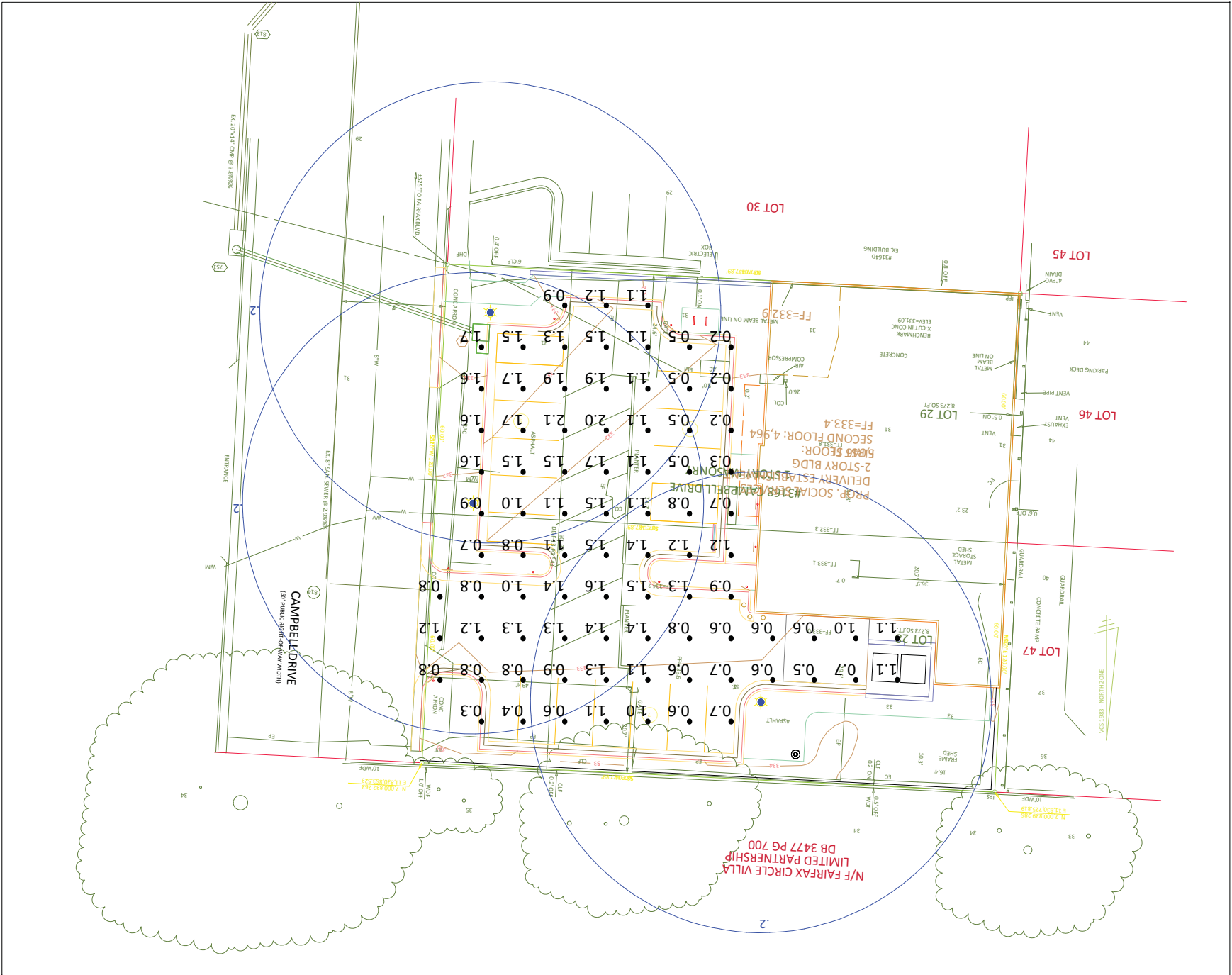
Department of Public Works
10000 WOODBURN DRIVE
FAIRFAX, VA 22031-0000
TELEPHONE: (703) 564-1100
FAX: (703) 564-1177

REVISION NO. 1
DATE: 10/17/2005
BY: 02-5733-01

Luminaires Schedule						
Symbol	Qty	Label	Arrangement	Lumens	Lum. Watts	TLF
	3	A	SINGLE	14299	150	0.880
			Refractive Globe, 150W HPS, Type V, 12ft Pole			
			Description			

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPfs	Illuminance	Fc	1.06	2.1	0.2	5.30
						10.50
						10ft Grid
						Description

Scale: 1 inch = 15 Ft.

[illegible]



(866) 954-4489

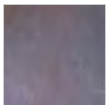
www.lightology.com

Cascade Outdoor Wall Sconce by Hinkley Lighting



Shown in: **Bronze / Amber Rain**

Select Finish



Bronze



Satin
Black

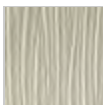


Titanium

Select Shade Color

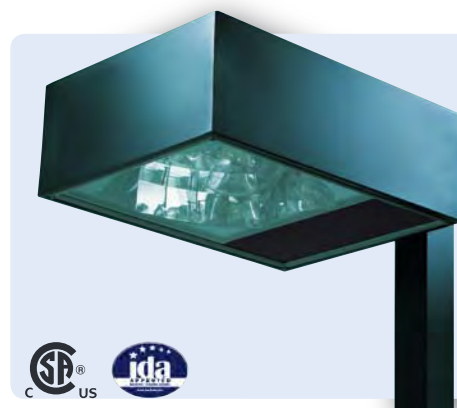


Amber
Rain



Clear
Rain

- Lightweight, rugged, one-piece formed and welded aluminum for smooth construction and weatherproofing; Pre-drilled for mounting; Decorative embossed band and reveal colors available
- Extruded aluminum doorframe with rigid corner bracing and die-cast zinc latches for tool-free entry; Quality silicone gasketing seals out insects, dirt and moisture; Decorative silk screening conceals electrical compartment; Flat tempered and impact-resistant glass provides sharp full cut-off
- Hydroformed and Performance series reflectors available. IES type II, III, IV, and V distributions; H2P/H3P (segmented), H4/H4P (multi-piece), H5 (hydroformed); All reflectors are field rotatable
- Extruded arms along with multiple adapters provide mounting flexibility
- Mogul porcelain socket, pulse-rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell; Medium base for ED-17 lamp
- CWA type, HPF ballast, starting rated at -20°F (-40°F for HPS)
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service
- Listed to UL1598 for use in wet locations
- IDA fixture seal of approval

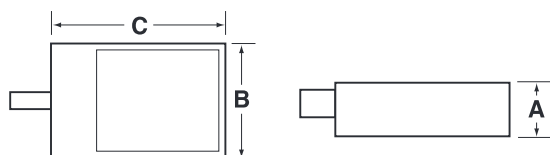


ORDERING INFORMATION

RCL		F			
SERIES	SOURCE/WATTAGE	LAMP ORIENT./DISTR.	LENS	COLOR	OPTIONS
RCL Raven Large (400-1000w)	METAL HALIDE H1K ⁷ 1000w (BT-56) SUPER METAL HALIDE MS1K ⁷ 1000w (BT-56) PULSE START METAL HALIDE P40 400w (BT-37) P75 750w (BT-37) P1K ⁷ 1000w (BT-37) HIGH PRESSURE SODIUM S40 400w (ED-18) S60 ³ 600w (T-14) S75 ³ 750w (BT-37) S1K 1000w (E-25)	H2P Horiz. II - Performance series (segmented) H3P Horiz. III - Performance series (segmented) H4 Horiz. IV (multi-piece) H4P Horiz. IV - Performance series (multi-piece) H5 ⁴ Horiz. V - (hydroformed) H5P Horiz. V - (square) segmented	F Flat	DB Dark Bronze BL Black WH White GR Gray PS Platinum Silver RD Red (premium color) FG Forest Green (premium color) CC Custom Color (consult factory)	W(X) Wiring prep (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347) RPA2 Round pole adapter (2 3/4-3 1/8") RPA3 Round pole adapter (3 1/4-3 3/4") RPA4 Round pole adapter (37/8-41/2") RPA5 Round pole adapter (5") RPA6 Round pole adapter (6") F(X) Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347) P(X) ⁶ Photobutton (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347) PR(X) Photo cell receptacle (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347) QZ Quartz RS with lamp HS ⁴ Internal house-side shield VG Polycarbonate vandal guard R(XX) Reveal (EB option must be chosen also); Replace XX with color EB Embossed band L Lamp
MOUNT	VOLTAGE				
A4 Arm mount (includes 4" rigid arm) A10 ² Arm mount (includes 10" rigid arm) WB ⁵ Wall bracket (arm not required nor included) WBA4 Wall bracket with 4" rigid arm WBA10 Wall bracket with 10" rigid arm O No arm or wall bracket (only order without arm or wall bracket when they are ordered as an accessory)	Q ¹ Quad-Tap® 120/208/240/277V 5 ⁸ 480V T ¹ Tri-Tap® 120/277/347V E 50Hz 220/240V (400W PSMH & HPS only) V ¹ Five-Tap 120/208/240/277/480V O No Ballast				

- 1 Factory wired for highest voltage unless specified
- 2 Required for 90° and 120° configurations
- 3 Must specify Q, 5, or T voltage; Available voltage tap on ballast may vary from catalog; Must specify wiring prep within options
- 4 750w max
- 5 FDMH direct mount hardware kit required
- 6 400w max; Not available in 480V
- 7 GE or Sylvania BT37 lamps recommended
- 8 eHID not available in 480V

NOTE: All poles to be drilled with #2 pattern
SEE PAGE 615 FOR ACCESSORIES



	A	B	C	EPA	Weight
RCL	10 1/2"	22 1/4"	30"	2.6 ft²	70 lbs.
	262mm	556mm	750mm	0.2 m²	31.7 kg

Note: EPA and weight values do not include mounting arm
See Spaulding EPA Value pgs. 622-623 for more detailed information

Select Height

14.5" 18"

Select Lamp

INC LED CFL

List Price: \$261.25

Our Price: \$209.00

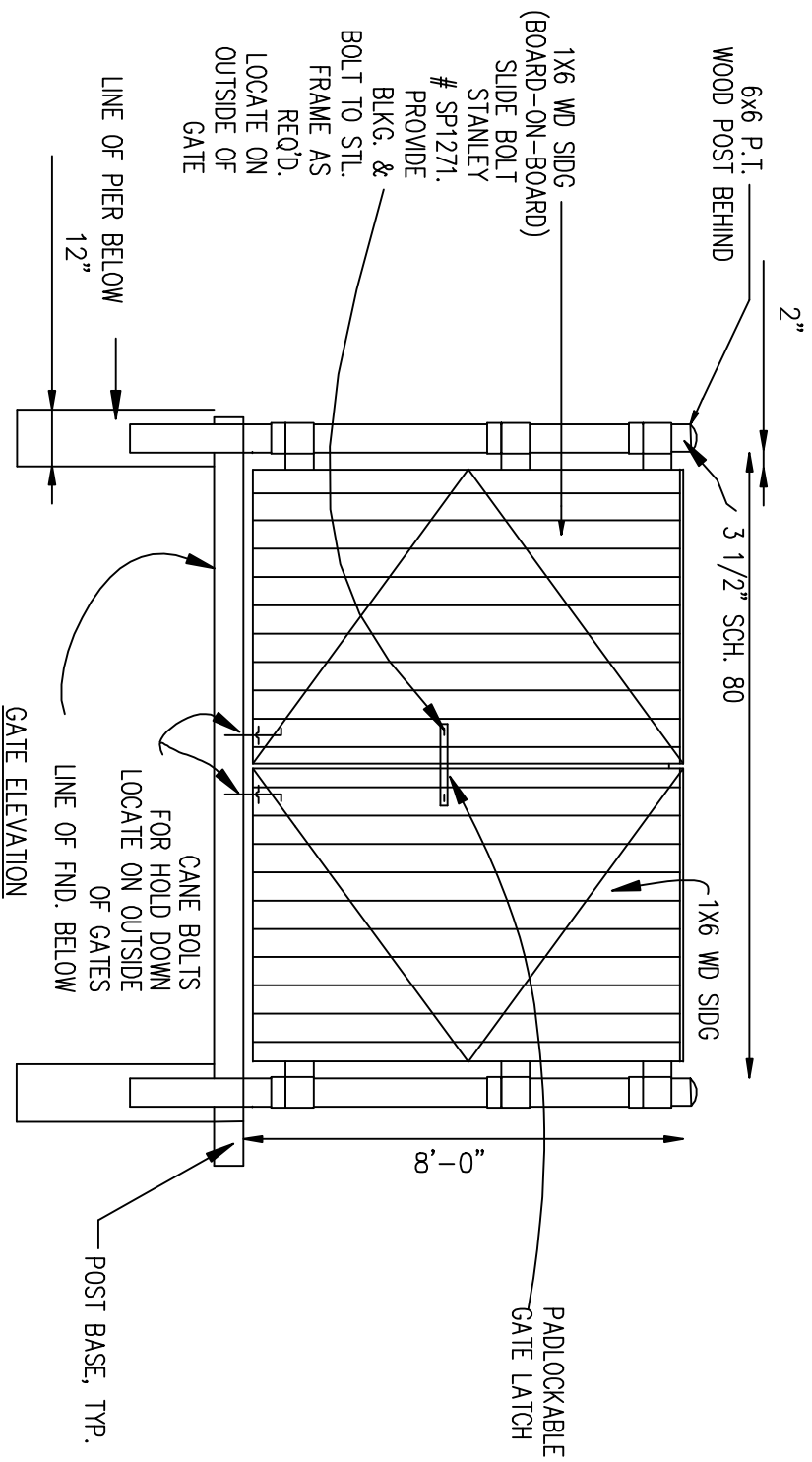
Cascade Outdoor Wall Sconce

#: 1830BZ

HIN51874

Finish: Bronze

Shade Color: Amber Rain

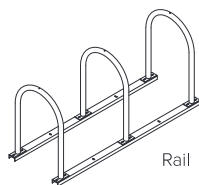
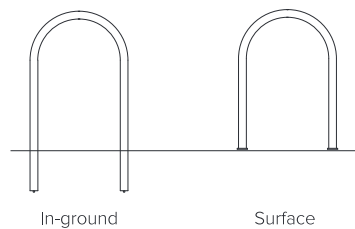
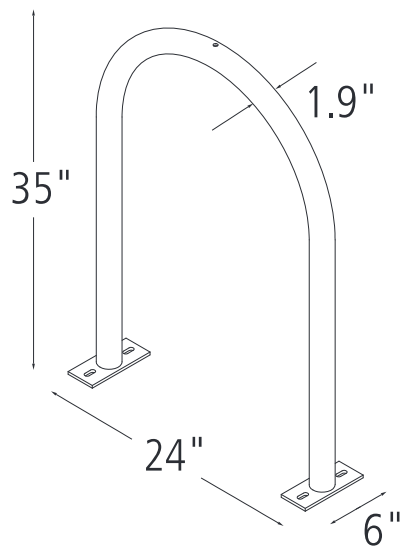


DUMPSTER ENCLOSURE

NOT TO SCALE

HOOP RACK

Submittal Sheet



CAPACITY

2 Bikes

MATERIALS

1.5" schedule 40 pipe (1.9" OD)

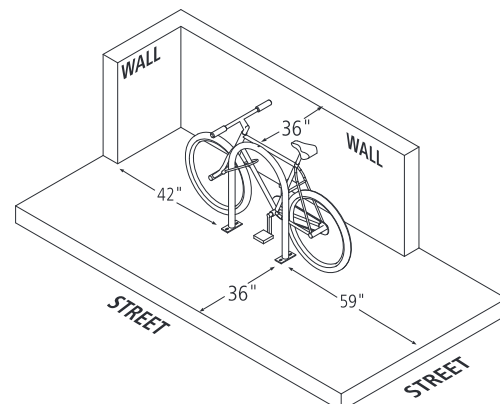
FINISHES

- ☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- ☐ **Thermoplastic**
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- ☐ **PVC Dip** (plastisol)
Other colors available by special order (minimum orders apply)
- ☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

- ☐ **In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
- ☐ **Rail**
Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

SETBACKS



DERO
A PLAYCORE Company

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Model BIFP2101
Manufacturer: Bright Ideas Shops

\$664.95

Bench with Back 8 Ft. Recycled Plastic, Portable

0

Quantity discounts automatically adjusted in cart.

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Available Options

BI Bench Color(s)®



Cedar/Black

1

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Manufacturers

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Description Product Specifications Product reviews Product tags

Popular product for park and hike/bike trail applications. This Millennium style 8 foot bench with back design is fabricated from 2x6 inch recycled plastic lumber slats. Recycled Plastic lumber and will never rot, splinter or need painting. All stainless steel fasteners are used for durability. An economical price makes it perfect for your outdoor seating needs. Ships fully assembled for easy field installation. The bench colors can be easily coordinated with our other park and site furnishings. The color of the plastic bench frames is black only. Assembly is easy, and stainless steel hardware is included.

We accept all major credit cards, personal and corporate checks or wire transfers.



Encrypted Secure Sockets Layer (SSL) for your protection.



Related products Products



Hexagonal Picnic Table 6
Ft.
BIFP1020

Contour Bench 8 Ft.
Recycled
BIFP2046

Bench without Back 6 Ft.
BIFP2105

Hoop Bench with Back 6
BIFP2200

About

At Picnic Furniture we provide our customers with products to enhance complete and beautify their projects. Schools in need to furnish children's eating areas call us to find a beautiful selection of picnic tables. Many Parks and Office Buildings select the right tables and trash receptacles for dining areas...more

Contact Us

1.800.775.8409

1.386.437.6652

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